



WESTFIELD-WASHINGTON
ADVISORY PLAN COMMISSION

February 22, 2011

0608-REZ-06

Exhibit 1

Petition Number: 0608-REZ-06

Subject Site Address: Southeast corner of Carey Road and 169th Street

Petitioner: Estridge Development Company, Inc

Representative: Bryan Stumpf, Mark Webber

Request: Estridge Development Company, Inc requests amendments to the commitments concerning the use and development for Walnut Ridge Estates.

Current Zoning: SF-2

Current Land Use: Vacant

Approximate Acreage: 40.5 acres

Zoning History: 0608-REZ-06 – Rezoned property from AG-SF1 to SF-2 and established zoning commitments (Ord. 06-50).

Exhibits:

1. Staff Report
2. Aerial Location Map
3. Petitioner’s Proposal

Staff Reviewer: Andrew Murray

Petition History

This petition was introduced at the January 10, 2011 Westfield City Council meeting and appeared before the Technical Advisory Committee on January 25, 2011. A public hearing was held for this petition at the February 7, 2011 Advisory Plan Commission meeting.

Procedural

- Amendments to the written commitments associated with Ordinance 06-50 are required to be considered at a public hearing.
 - Notice of the February 7, 2011 public hearing was provided in accordance with the APC Rules of Procedure.
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Project Overview

Project Location

The subject property is located at the southeast corner of Carey Road and 169th Street (the "Property").

Project Description

In 2006 the Property was rezoned from AG-SF1 to SF-2 to provide for a single-family subdivision. The rezone petition proposed commitments regarding building materials, garage sizes, structure sizes and other elements regarding the development of the Property. The proposal before you would modify Subsections B, D and J in Section 3 of the *Commitments Concerning the Use and Development of Real Estate*, while adding Subsections O, P, Q and R. These changes read as follows:

B. Square footage requirements (exclusive of basements, porches, garages, or patios):

- a. One-story homes – ~~2,600~~ 2,350 square feet of finished space.
- b. Two-story homes – ~~3,200~~ 2,800 square feet of finished space.
 - i. Ground-floor minimum – ~~1,500~~ 1,400 square feet.

D. Exterior Materials:

- c. The foregoing requirements may be modified by the neighborhood's architectural committee on a case-by-case basis (e.g. Victorian, Country, French, Colonial, Cape Cod or other styles (collectively "Styles") that lend themselves to the use of less brick, stone or stucco material). In all cases without exception there will be a requirement of all sides of the primary structure to have a Masonry water table.
- d. All external chimney chases shall be brick, stone or EIFS.

J. Homes abutting the Tree Conservation Easement shall be two-story homes and shall contain at least three (3) of the following enhancements:

- 1. Finished space "pop out"
- 2. Bay Window
- 3. Decorative trim molding at gutter height
- 4. Decorative shaped window
- 5. Dormer



6. Varied building planes
 7. Accent siding
 8. Extended eaves
 9. Chimney chase
 10. Shutters or window trim on all operating windows
 11. Shadow line roof shingles
 12. Wood deck
 13. Screened-in porch or covered porch
 14. Brick wrap or brick water table
- O.** All homes constructed on the Real Estate shall be substantially similar to those depicted in Exhibit C.
- P.** The front elevation and the color scheme as a combination, selected for the subject home, shall not be the same combination on any other home within a three (3) home "snapshot" on the same side of the street or immediately across the street from the subject home (the center home of the three (3) homes "snapshot"). Further, in addition to the foregoing, each home on each side of the subject home or directly across the street from the subject home shall not contain the same front elevation as the subject home. (See p. 3 of Exhibit 3 Petitioner's Proposal, for depicted diagram)
- Q.** The Developer shall improve the Real Estate with landscaping similar to the concept shown on Exhibit D.
- R.** The total number of single-story homes in the neighborhood shall not exceed 20% of the total number of homes in the neighborhood.

Neighbor Meeting

On January 24, 2011, the petitioner held an open meeting for residents of Brookside and other nearby subdivisions to communicate their thoughts on the proposal. The petitioner presented basic information regarding the proposal, such as home values and types of collection home series. The major discussion topics and questions that arose from this meeting are as follows:

1. Property values to Brookside homes.



2. The collection home series being proposed. Can the builder provide rear elevations to proposed collection homes?
3. If the Property goes unfinished by the Estridge Companies, how do you guarantee consistency in the homes being built by the next builder?
4. Can the builder commit to the Landscaping Plan that was presented to the neighbors?
5. Can the builder commit to adding enhancement features to the homes abutting the tree easement area and Brookside subdivision?
6. Is there or will there ever be a market for custom homes under the current commitments?
7. Will the approval of these amendments be consistent with Westfield's vision?

Public Hearing Discussion Items

Ranch Style Homes

The petitioner has addressed the concern of limiting the number of ranch style homes that can be built on the real estate. This concern was brought to the attention of the APC during the public hearing. The petitioner has added Subsection R (see Project Description) to the commitments of the real estate that will limit the total number of single story houses to 20% of the total number of homes on the real estate.

Landscaping

The petitioner has submitted a revised landscaping plan that labels the types of plants and landscaping features throughout the real estate. An evergreen and shade tree buffer has been added to the tree conservation easement area that was requested during the public hearing. This buffer is labeled on the landscaping plan and located at the southeast corner of the real estate.



Exterior Materials, Subsection D

The current statement of commitments to the real estate in regards to exterior materials require that all homes shall have 100% first floor wrap consisting of brick, stone, cultured stone or other masonry materials. Permissible siding materials include masonry, cement fiber board and wood. Vinyl or aluminum siding are prohibited.

The neighborhood's architectural committee could forego the exterior material commitments to allow the opportunity for the use of less masonry materials. The petitioner has agreed to add a clause to this commitment to ensure a Masonry material is used. The clause reads as follows (italicized):

- c. The foregoing requirements may be modified by the neighborhood's architectural committee on a case-by-case basis (e.g., Victorian, Country, French, Colonial, Cape Cod or other styles that lend themselves to the use of less brick, stone or stucco material). *In all cases without exception there will be a requirement of all sides of the primary structure to have a Masonry water table.*

Staff Comments

If the Plan Commission is satisfied with the way the issues identified in the "Public Hearing Discussion Items" section of this report have been addressed, then staff recommends sending a favorable recommendation to the City Council.

If any APC member has questions prior to the meeting, then please contact Andrew Murray at 379-9080 or amurray@westfield.in.gov.